



PLANNING AND ZONING COMMISSION  
JANUARY 13, 2014  
SPECIAL MEETING MINUTES  
CITY OF BRIDGEPORT

45 Lyon Terrace, Room  
210  
Bridgeport, CT 06604  
(203) 576-7217 Phone  
(203) 576-7213 Fax

**ATTENDANCE:** Mel Riley, Acting Chair; Barbara Freddino, Acting Secretary;  
Tom Fedele, Anne Pappas Phillips, Bob Filotei, Joe Tiago

**STAFF:** Dennis Buckley, Zoning Officer; Attorney Edward Schmidt

**CALL TO ORDER**

Acting Chairman Riley called the meeting to order at 6:45 p.m. A quorum was present. Acting Chairman Riley then introduced the seated Commissioners.

**(13-68) RE: Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) RE: TEXT AMENDMENT – Seeking to amend Tables 2a, 4a, & 6 of the Zoning Regulations to permit an as-of-right matter for the ferry passenger terminals in an MU-LI zone.**

Mr. Kooris came forward and greeted the Commissioners. He said that there had been a request to defer the item to the February agenda.

**(13-74) RE: 379 Bond St. (a.k.a. 1285 Boston Ave.) –Petition of the Bridgeport Board of Education - Seeking a zone change from I-L to R-C (Block 1901, Lot 1) beginning at a point on the westerly side of Bond Street, S 15° 46' 27" W a distance of 52.11' from a granite monument with disc, thence the following courses and distances: S 15° 46' 27" W a distance of 1297.54' to a point; N 74° 13'33" W a distance of 277.66' to a point; N 15° 46' 27" E a distance of 42.30' to a point; N 74° 13'33" W a distance of 308.62' to a point; N 15° 46' 27" E a distance of 1255.24' to a point; S 74° 13'33" E a distance of 586.28' to a point and point of beginning. Said parcel area contains 747,668.41 sq.ft. +/- or 17.16 acres +/-, and is referenced as "topographic survey (partial) at (General Electric Company) 1285 Boston Avenue Bridgeport, Connecticut"; a special permit, and a site plan review to permit the construction of a 155,00 sq. ft. school building and sports fields in the proposed R-C zone.**

A Board of Education employee came forward to request that this item involving the Harding High School project be deferred to the January 27, 2014.

**(13-75) Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) RE: 8-24 Referral – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale of 4 (four) city-owned parcels.**

Mr. Max Perez came forward and presented the item. He was asked if the appraisal was from the Tax Assessor's Office. Mr. Perez stated that it was not, the appraisal was from an independent appraiser.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on the sale of 4 city owned parcels.

**(13-76) Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) RE: 8-24 Referral – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale of 7 (seven) city-owned parcels.**

Mr. Perez presented the item to the Commission. There was a brief discussion regarding the fact that some of the agendas stated that there were 11 parcels on the list rather than 7. Mr. Buckley explained that the eleven parcels included the four that were in the previous presentation.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on the sale of 7 city owned parcels.

**(13-69) Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) RE: ZONING REGULATION REVISIONS – Seeking clarification and minor changes to the language/text of the current 2010 Zoning Regulations.**

Mr. Paul Boucher came forward to present the item to the Commission. The City Attorney wishes this to be done in compliance with State statutes. No public hearing is necessary.

Commissioner Freddino then read a letter into the record from Greater Bridgeport Regional Center into the record.

Mr. Boucher then gave a brief overview of the changes, which were minor adjustments and clarification of some definitions.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on the Zoning Regulation Revisions.

**(13-73) 3715 Main Street - RE: 3715 MAIN STREET – Seeking a special permit and a site plan review to permit the establishment of a medical marijuana dispensary in conjunction with a holistic care clinic in the existing commercial building in an OR-R zone.**

### **DECISION SESSION**

**(13-75) Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) RE: 8-24 Referral – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale of 4 (four) city-owned parcels.**

**\*\* COMMISSIONER FREDDINO MOVED TO GIVE A FAVORABLE RECOMMENDATION FOR AGENDA ITEM (13-75) PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) RE: 8-24 REFERRAL – REQUESTING UNDER SEC. 8-24 OF THE CT. GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR THE SALE OF 4 (FOUR) CITY-OWNED PARCELS.**

**\*\* COMMISSIONER TIAGO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-76) RE: 8-24 Referral – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale of 7 (seven) city-owned parcels.**

**\*\* COMMISSIONER PHILLIPS MOVED TO GIVE A FAVORABLE RECOMMENDATION FOR AGENDA ITEM (13-76) PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) RE: 8-24 REFERRAL – REQUESTING UNDER SEC. 8-24 OF THE CT. GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR THE SALE OF 7 (SEVEN) CITY-OWNED PARCELS.**

**\*\* COMMISSIONER FREDDINO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-68) RE: Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) RE: TEXT AMENDMENT – Seeking to amend Tables 2a, 4a, & 6 of the Zoning Regulations to permit an as-of-right matter for the ferry passenger terminals in an MU-LI zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER APPLICATION (13-68)  
RE: PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND  
ECONOMIC DEVELOPMENT (OPED) RE: TEXT AMENDMENT – SEEKING  
TO AMEND TABLES 2A, 4A, & 6 OF THE ZONING REGULATIONS TO  
PERMIT AN AS-OF-RIGHT MATTER FOR THE FERRY PASSENGER  
TERMINALS IN AN MU-LI ZONE TO FEBRUARY 24, 2014.**

**\*\* COMMISSIONER FREDDINO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-69) RE: ZONING REGULATION REVISIONS – Petition of the City of  
Bridgeport Office of Planning and Economic Development (OPED) - Seeking  
clarification and minor changes to the language/text of the current 2010 Zoning  
Regulations.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (13-69)  
RE: ZONING REGULATION REVISIONS – PETITION OF THE CITY OF  
BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT  
(OPED) SEEKING CLARIFICATION AND MINOR CHANGES TO THE  
LANGUAGE/TEXT OF THE CURRENT 2010 ZONING REGULATIONS,  
EFFECTIVE MONDAY, JANUARY 20, 2014.**

**\*\* COMMISSIONER FREDDINO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-73) 3715 Main Street - RE: 3715 MAIN STREET – Seeking a special permit  
and a site plan review to permit the establishment of a medical marijuana  
dispensary in conjunction with a holistic care clinic in the existing commercial  
building in an OR-R zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER AGENDA ITEM (13-73)  
3715 MAIN STREET - RE: 3715 MAIN STREET – SEEKING A SPECIAL  
PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT  
OF A MEDICAL MARIJUANA DISPENSARY IN CONJUNCTION WITH A  
HOLISTIC CARE CLINIC IN THE EXISTING COMMERCIAL BUILDING IN  
AN OR-R ZONE TO FEBRUARY 24, 2014.**

**\*\* COMMISSIONER FEDELE SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-74) RE: 379 Bond St. (a.k.a. 1285 Boston Ave.) –Petition of the Bridgeport  
Board of Education - Seeking a zone change from I-L to R-C (Block 1901, Lot 1)  
beginning at a point on the westerly side of Bond Street, S 15° 46' 27" W a distance  
of 52.11' from a granite monument with disc, thence the following courses and  
distances: S 15° 46' 27" W a distance of 1297.54' to a point; N 74° 13'33" W a  
distance of 277.66' to a point; N 15° 46' 27" E a distance of 42.30' to a point; N 74°  
13'33" W a distance of 308.62' to a point; N 15° 46' 27" E a distance of 1255.24' to**

a point; S 74° 13'33" E a distance of 586.28' to a point and point of beginning. Said parcel area contains 747,668.41 sq.ft. +/- or 17.16 acres +/-, and is referenced as "topographic survey (partial) at (General Electric Company) 1285 Boston Avenue Bridgeport, Connecticut"; a special permit, and a site plan review to permit the construction of a 155,00 sq. ft. school building and sports fields in the proposed R-C zone.

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER APPLICATION (13-74)  
RE: 379 BOND ST. (A.K.A. 1285 BOSTON AVE.) –PETITION OF THE  
BRIDGEPORT BOARD OF EDUCATION - SEEKING A ZONE CHANGE  
FROM I-L TO R-C (BLOCK 1901, LOT 1) BEGINNING AT A POINT ON THE  
WESTERLY SIDE OF BOND STREET, S 15° 46' 27" W A DISTANCE OF 52.11'  
FROM A GRANITE MONUMENT WITH DISC, THENCE THE FOLLOWING  
COURSES AND DISTANCES: S 15° 46' 27" W A DISTANCE OF 1297.54' TO A  
POINT; N 74° 13'33" W A DISTANCE OF 277.66' TO A POINT; N 15° 46' 27" E  
A DISTANCE OF 42.30' TO A POINT; N 74° 13'33" W A DISTANCE OF 308.62'  
TO A POINT; N 15° 46' 27" E A DISTANCE OF 1255.24' TO A POINT; S 74°  
13'33" E A DISTANCE OF 586.28' TO A POINT AND POINT OF BEGINNING.  
SAID PARCEL AREA CONTAINS 747,668.41 SQ.FT. +/- OR 17.16 ACRES +/-,  
AND IS REFERENCED AS "TOPOGRAPHIC SURVEY (PARTIAL) AT  
(GENERAL ELECTRIC COMPANY) 1285 BOSTON AVENUE BRIDGEPORT,  
CONNECTICUT"; A SPECIAL PERMIT, AND A SITE PLAN REVIEW TO  
PERMIT THE CONSTRUCTION OF A 155,00 SQ. FT. SCHOOL BUILDING  
AND SPORTS FIELDS IN THE PROPOSED R-C ZONE TO JANUARY 27, 2014.  
\*\* COMMISSIONER FEDELE SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

### **ADJOURNMENT**

**\*\* COMMISSIONER FREDDINO MOVED TO ADJOURN.  
\*\* COMMISSIONER PHILLIPS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

City of Bridgeport  
Planning and Zoning Commission  
Special Meeting  
January 13, 2014